

## Hall Residence

333 Bunker Road : Tax Map 62 Lot 20

### General Overview:

The property referenced above is located on the Southwest shore of Pleasant Lake. It has an existing dug in beach, and seasonal docking structure, located along the shoreline. We are seeking input on a proposal to improve access within the 50' waterfront buffer, and reduce erosion into Pleasant Lake, for these two structures.

### Access:

Due to the owner's physical state, wheelchair access to the existing dock has become necessary. Currently, a set of steps provides access from the main living area/deck to the waterfront buffer, with moderately sloped lawn panels providing informal access around the house.

Improvements to the existing lawn area are proposed to help improve wheelchair access, and reduce the slope of the lawn. A slight grade change to remove the cross pitch, will also make access safer to navigate. The proposed path would not exceed 6' in width and be restored to turf/lawn once grading was completed. No additional impervious surfaces, or retaining walls, are proposed.

See plan for approximate path location.

### Erosion:

The existing dug in beach on the shore of Pleasant Lake, was permitted in 1978 & 1992. Over the years, the sand has migrated from the beach into the lake, due to wind, rain, and wave/ice action. Instead of replenishing the beach with 6 yards of sand (as allowed by Article XVID.2.a-c.), the Hall's would like to modify the beach construction so it is "Perched" 1' - 1.5' above the full lake elevation of the lake.

Perching the beach would greatly reduce the amount of sand migrating into the lake, as the beach would be above the 804.4 contour of Pleasant Lake. The edge of the beach would be protected with locally sourced, feature stones/native vegetation, and the surface of the beach would be pitched away from the lake. All of these improvements would reduce sand migration, and provide better access for the owners, making it a win/win for the town, lake, and users.